

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

CYCLE	DEPARTMENT	STATUS	REVIEWER
1	AREA ENVIRONMENTAL	Revision Requested	Steve Findley
	AREA MASTER PLAN		Nkosi Yearwood
	AREA SITE PLAN		Parker Smith
	AREA SUBDIVISION		Troy Leftwich
	AREA TRANSPORTATION		Parker Smith
	COUNTY TRANSPORTATION	Revision Requested	William Whelan
	DPS ZONING	Recommend For Approval	Melissa Goutos
	FIRE & RESCUE	Revision Requested	Marie LaBaw
	PARK PLANNING	Revision Requested	Henry Coppola
	PEPCO	Incomplete	Francis Azebaze
	SEDIMENT & STORMWATER	Revision Requested	Andrew Kohler
	STATE HIGHWAY ADMINISTRATION	Recommend For Approval	Kwesi Woodroffe
	WASHINGTON GAS		
	WATER & WASTEWATER POLICY	Recommend For Approval	George Dizelos
WSSC	Revision Requested	Kurt Westendorf	

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
6	1	PEPCO Francis Azebaze 2/16/23 6:15 AM	Comment Please add the 10' PUE on the utility drawing			Unresolved
7	1	FIRE & RESCUE Marie LaBaw 2/16/23 11:54 AM	Changemark FDA 1) Parking garage is not accessible along all exposed exterior walls. 2) Overlay building footprints with floorplans for level of main access to clarify lobby location(s). Identify elevation of lowest level of fire department vehicular access. Buildings A & B FDCs are not appropriate collocated with the lobby. 3) Any ground floor retail spaces or other ground floor occupancies with main customer access via the exterior shall show main customer access door no farther than 50 feet from edge of compliant FD vehicular access	13-FDA-12015001B-001.pdf		Unresolved
8	1	AREA ENVIRONMENTAL Steve Findley 2/16/23 4:20 PM	Comment No red flags on initial review. Marking as Revisions Requested to enable me to remain involved in the review.			Unresolved
9	1	SEDIMENT & STORMWATER Andrew Kohler 2/22/23 12:45 PM	Comment Obtain an approved SWM concept.			Unresolved
10	1	WSSC Kurt Westendorf 2/23/23 8:43 AM	Changemark WSSC Intake Comments 1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service. 2. Coordination with other buried utilities: a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements. b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC. c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted. d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3. e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan	19-UTIL-12015001B.pdf		Info Only

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

			including, impacts to proposed street, building and utility layouts. f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way. g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense. 3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff. 4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSC's Permit Services Section at (301-206-8650) or visit our website at <a href="https://www.wsscwater.com/business--construction/developmentconstruction-services.html">https://www.wsscwater.com/business--construction/developmentconstruction-services.html</a> for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services Section at (301) 206-4003.			
11	1	WSSC Kurt Westendorf 2/23/23 9:10 AM	Changemark Existing mains Existing water and sewer mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.	19-UTIL- 12015001B.pdf		Info Only
12	1	WSSC Kurt Westendorf 2/23/23 9:14 AM	Changemark Separation Utilities need to be at least 5' separate from water and sewer mains / manholes, etc. It appears here that the SD MH is less than 5' away from the sewer main.	19-UTIL- 12015001B.pdf		Info Only
13	1	WSSC Kurt Westendorf 2/23/23 9:15 AM	Changemark Legend Correct the labels to show 'proposed', not existing.	19-UTIL- 12015001B.pdf		Info Only
14	1	WSSC Kurt Westendorf 2/23/23 9:19 AM	Changemark Water separation Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.	19-UTIL- 12015001B.pdf		Info Only
15	1	WSSC Kurt Westendorf	Changemark Covenant	19-UTIL- 12015001B.pdf		Info Only

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

		2/23/23 10:00 AM	A single sewer service connection for two or more buildings in a single lot/parcel requires a covenant. Should the property be subdivided or sold in the future, individual water/sewer connections for each building will be required.			
16	1	WSSC Kurt Westendorf 2/23/23 10:03 AM	Changemark Sewer service Where the sewer crosses from public to private property, a manhole will be needed.	19-UTIL- 12015001B.pdf		Info Only
17	1	WSSC Kurt Westendorf 2/23/23 10:05 AM	Changemark Private street requirements Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met: -- All separation requirements in the WSSC 2017 Pipeline Design Manual (PDM) must be met. -- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines. -- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel. -- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains. -- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.	19-UTIL- 12015001B.pdf		Info Only
18	1	WSSC Kurt Westendorf 2/23/23 10:08 AM	Changemark Easement Width WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.	19-UTIL- 12015001B.pdf		Info Only
19	1	WSSC Kurt Westendorf 2/23/23 10:08 AM	Changemark Spacing The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent	19-UTIL- 12015001B.pdf		Info Only

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

			buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.			
20	1	WSSC Kurt Westendorf 2/23/23 10:18 AM	Changemark Underground construction Submit an Excavation Support System Plan (ESS) to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of Design Plan Submission. If, however, the excavation support work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.	19-UTIL-12015001B.pdf		Info Only
21	1	WSSC Kurt Westendorf 2/23/23 10:21 AM	Changemark Blasting If blasting is proposed within 200 feet of WSSC buried infrastructure, WSSC notification is required per COMAR 29.06.01.10. B (2) at the time of the County's Development Review Committee (DRC) process. This Blasting Plan submission should be made at the time of Design Plan Submission. If, however, the blasting work will be done before the Design Plan Submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No blasting work should be done within 200 feet of WSSC mains until the Blasting Plans have been reviewed by WSSC.	19-UTIL-12015001B.pdf		Info Only
22	1	WSSC Kurt Westendorf 2/23/23 10:26 AM	Changemark Previous HPA A proposed site development project was previously submitted to WSSC (DA5640Z13) and is a conceptually approved project. Contact Bruce MacLaren at (301) 206-8817 or Bruce.MacLaren@wsscwater.com for information.	19-UTIL-12015001B.pdf		Info Only
23	1	WSSC Kurt Westendorf 2/23/23 10:27 AM	Changemark Grading changes Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way	19-UTIL-12015001B.pdf		Info Only

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

			requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section11.			
24	1	WSSC Kurt Westendorf 2/23/23 10:29 AM	Changemark Site Utility Review Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-8650 for submittal requirements or view our website.	19-UTIL-12015001B.pdf		Info Only
25	1	AREA SUBDIVISION Troy Leftwich 2/23/23 1:54 PM	Changemark Changemark note #01 Confirm LOD with Parks	07-PREL-12015001B-004.pdf		Unresolved
26	1	AREA SUBDIVISION Troy Leftwich 2/23/23 1:57 PM	Changemark Changemark note #02 See comment about access road on parkland. show conceptually	07-PREL-12015001B-004.pdf		Unresolved
27	1	AREA SUBDIVISION Troy Leftwich 2/23/23 1:58 PM	Changemark Changemark note #03 show frontage improvements based on transportation comments	07-PREL-12015001B-004.pdf		Unresolved
28	1	AREA SUBDIVISION Troy Leftwich 2/23/23 1:58 PM	Changemark Changemark note #04 private road can be a private drive. change labeling.	07-PREL-12015001B-004.pdf		Unresolved
29	1	AREA SUBDIVISION Troy Leftwich 2/23/23 1:59 PM	Changemark Changemark note #01 remove parcel line for Private Drive	07-PREL-12015001B-005.pdf		Unresolved
30	1	AREA SUBDIVISION Troy Leftwich 2/23/23 2:04 PM	Comment Private Road A can be private drive and doesnt need to be parcel out or have Private Road Covenant. See transport comments and design comment on how this road can be better designed. Plans need to provide truck turning movement Wall Park access road need to be dotted line and label/shown as			Unresolved

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

			conceptual on the PP and Sketch. Does not need to be shown on the Site. So it is clear the roadway and impacts are not a part of this application and will have its own process, which is TBD See uploaded documents for additional Transportation Comments SOJ need to include PP findings Will there be a request for a longer Plan Validity or APF			
31	1	PARK PLANNING Henry Coppola 2/23/23 2:11 PM	Comment Please see Parks comments on the Site Plan Application.			Info Only
32	1	COUNTY TRANSPORTATION William Whelan 2/23/23 6:13 PM	Changemark Changemark note #01 Significant Comments 1. Old Georgetown Road (MD 187): a. The proposed sidepath along the applicant's frontage should be widened in accordance with the Breezeway standard recommended in the Bicycle Master Plan with separate spaces for pedestrians and bicyclists. Further south on Old Georgetown Road, the Woodward High School project is constructing a 16' sidepath along the same side of the street. Space for the Breezeway elements can come from the 14 ft wide street buffer. See document for detailed cross section uploaded by P&P. b. We defer to MSHA for all access from MD 187 to the site. 2. Grand Park Avenue: a. There is a newly built 10' sidewalk on the west side of Grand Park Avenue which will remain in place. b. The applicant shall construct a one-way separated bike lane along their frontage by repurposing a travel lane to include a bike lane and landscape buffer. This should extend south offsite to Marinelli Rd. See document for detailed cross section uploaded by P&P. 3. Banneker Avenue: a. The loading access from Banneker Avenue should be removed and relocated off the private drive internal to the site. b. Realign the mid-block crosswalk at Banneker Avenue to form a straight crossing and install a pedestrian CFB (Circular Flashing Beacon). Coordinate with Oscar Yen of MCDOT-DTEO at Oscar.Yen@montgomerycountymd.gov or 240-777-2190. c. Eliminate on-street parking adjacent to the on-site, open space between Buildings B & C. 4. BUS STOPS: There are no existing bus stops along the project frontages, but DOT recommends that the applicant install one at the corner of Old Georgetown & Banneker, approximately 10' from the intersection. We would require a minimum 5' wide level boarding area connecting from the curb to the sidewalk with another minimum 5' wide level area for the rear door of the buses. Grade should be no more than 2% from the sidewalk to the curb. Please coordinate with Mr. Wayne Miller of	07-PREL-12015001B-004.pdf		Unresolved

# Plan Review - Department Review Status

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

		<p>our Division of Transit Services to coordinate bus improvements. Mr. Miller may be contacted at 240 777-5836 or at Wayne.Miller2@montgomerycountymd.gov. 5. The Applicant will construct the improvements described above along their frontages, and beyond, where specified. All other ROW elements will be constructed by MCDOT as part of White Flint West Workaround. 6. The Applicant shall contact Mr. James Carlson at james.carlson@montgomerycountymd.gov or 240-777-8382 to implement the following recommendations for Transportation Demand Management (TDM) elements on the Subject Property: This project requires a Level 3 Project-Based TDM Results Plan. The project meets the location (Orange Policy Area and the White Flint Transportation Management District) and size threshold requirement (more than 160,000 gsf) for this plan level. A Project-based TDM Results Plan requires a commitment by the owner or applicant to achieve a base NADMS that is 5% higher than the District's goal as well as related commuting goals at that project. The Plan must be submitted and approved by MCDOT prior to issuance of any building permit from DPS. Level 3 Project-Based TDM Results Plans require the following: i. Appoint a Transportation Coordinator; ii. Notify the Department of the Coordinator's contact information within 30 days of receipt of final use and occupancy (U&amp;O) certificate; iii. Provide space in the project for the promotion of TDM; iv. Display TDM-relation information in highly visible location(s); v. Identify specific TDM actions to be implemented in order to achieve 5% above the Bethesda TDM commuter goals; vi. Applicant and/or Substitution of Strategies: If strategies initially selected by the owner or applicant do not result in the project achieving goals by 6 years after final occupancy, revisions to the plan or strategies initially selected may be required; vii. Additional Funding: Commit funding if the project does not achieve the goal within 6 years of final occupancy. Provide higher additional funding if the project has not achieved the goal within 8 years of final occupancy; viii. Conduct independent monitoring to determine if the project is meeting its goals until the project's goals are achieved. Standard Comments 7. Ensure there are no obstructions or impedances along Walkways &amp; Bikeways. Identify any utility appurtenances &amp; vaults and ensure that they are ADA accessible. Grates are prohibited. 8. This is an Urban BPPA: curve radii must be 15' or less, or as small as practicable to accommodate</p>			
--	--	---	--	--	--



# Plan Review - Department Review Status

---

Project Name: **12015001B**

Workflow Started: **10/03/2022 12:16 PM**

Report Generated: **02/24/2023 11:06 AM**

		<p>target design vehicles without intrusion into bicycle or pedestrian travel ways. 9. Follow White Flint Urban Design Guidelines. 10. Ensure adequate corner truncation, noting master planned protected intersections. If Planning Staff oppose truncation, see if obtaining truncation in an easement may be an acceptable alternative. Truncation is important for ensuring adequate intersection design for signal infrastructure, protected intersections, ADA design, and sight distances. 11. Underground utilities and ensure adequate Public Utility Easements. 12. Update the sight distance certificate for Grand Park Ave to show that the actual sight distance rather than the minimum is met. a. We defer to MSHA for Old Georgetown Road (MD 187) sight distance. 13. The storm drain is under review. 14. Provide truck turning movements.</p>			
--	--	--	--	--	--